

Application No.: 09/919,110
Amendment dated: March 14, 2006
Reply to Office Action of September 14, 2005
Attorney Docket No.: 55603-049 (CSSK-026)

This listing of claims will replace all prior versions and listings of claims in this application:

Listing of Claims

1. (Withdrawn) A property rating system comprising:

- A.** a set of data systems comprising listings of real properties for sale, wherein each listing includes a set of parameters, said parameters including an address, a property type, and a list price;
- B.** a property valuation system configured to generate a property valuation for a subject property, as a function of said parameters; and
- C.** a rating module, hosted on a computer device having access to said set of data systems and said property valuation system, said rating module including:
 - 1)** a user interface configured to accept a client's input of a set of candidate property criteria;
 - 2)** a valuation manager configured to query said set of data systems for a list of candidate properties having parameters substantially satisfying said candidate property criteria and to query said property valuation system for a property valuation for each candidate property; and
 - 3)** a rating manager configured to rate each candidate property as a function of a set of rating criteria, wherein said rating criteria include a rating criterion related to a comparison of said list price to said property valuation for a candidate property.

- 2. (Withdrawn) A rating system as in claim 1, wherein a set of industry ratings are defined and said rating criteria are institutionalized rating criteria corresponding to said industry ratings.**

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3. (Withdrawn) A rating system as in claim 1, wherein said at least some of said rating criteria are client defined rating criteria.
4. (Withdrawn) A rating system as in claim 1, wherein said comparison of said list price to said property valuation for a candidate property is represented in the form of a ratio of said list price to said property valuation.
5. (Withdraw) A rating system as in claim 1, wherein said rating manager is configured to weight one or more rating criterion from said rating.
6. (Withdrawn) A rating system as in claim 5, wherein said rating manager is configured to determine the weight of said at least one rating criterion as a function of one or more of a set of client inputs or a set of client responses to prompts provided via said rating system.
7. (Withdrawn) A rating system as in claim 1, wherein said rating system is accessible via a plurality of wired and wireless network types by a plurality of types of wired and wireless client devices.
8. (Withdrawn) A rating system as in claim 7, wherein said plurality of types of client devices include one or more of:
 - A. a personal computer;
 - B. a workstation;
 - C. a personal digital assistant;
 - D. a Web enabled television or appliance; and
 - E. a cellular or standard telephone.
9. (Withdrawn) A rating system as in claim 7, where said plurality of network types include one or more of:
 - A. a LAN, WAN, or VPN;

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- B. an intranet;
- C. an extranet;
- D. Internet and Web; and
- E. a cellular or a standard telephone network.

10. (Withdrawn) A rating system as in claim 1, wherein said user interface is a Web site interface.

11. (Withdrawn) A rating system as in claim 1, wherein said listings of real properties are listings of residential real estate properties, and said set of parameters further includes one or more of:

- A. number of bedrooms,
- B. number of bathrooms,
- C. square footage;
- D. lot size;
- E. year built;
- F. amount of annual real estate taxes; and
- G. proximity to schools or public transportation.

12. (Withdrawn) A rating system as in claim 1, wherein said listings of real properties are listings of residential real estate properties, and property type is chosen from a group of property types including:

- A. single family home;
- B. multi-family home;
- C. townhouse;
- D. condominium; and
- E. cooperative.

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13. (Withdrawn) A rating system as in claim 1, wherein the list price for each candidate property is editable by the client and wherein said rating manager is configured to rate one or more of said candidate properties having an edited list price or minimum or maximum list price.
14. (Withdrawn) A rating system as in claim 1, further comprising:
- D. a ranking manager configured to rank each of said rated candidate properties as a function of a set of ranking criteria.
15. (Withdrawn) A rating system as in claim 14, wherein said ranking criteria are client defined or selected ranking criteria.
16. (Withdrawn) A rating system as in claim 14, wherein said ranking manager is configured to weight one or more ranking criterion from said ranking criteria.
17. (Withdrawn) A method of rating property comprising:
- A. inputting by a client a set of candidate property criteria to a rating system;
 - B. comprising a list of candidate properties, including:
 - 1) querying a set of data systems comprising listings of real properties for sale, wherein each listing includes a set of parameters, said parameters including an address, a property type, and a list price; and
 - 2) returning a list of candidate properties having parameters substantially satisfying said candidate property criteria; and
 - C. obtaining a property valuation for each candidate property from said list of candidate properties by querying a property valuation system; and
 - D. rating each candidate property as a function of a set of rating criteria, wherein said rating criteria include a rating criterion related to a comparison of said list price to said property valuation for a candidate property.

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18. (Withdrawn) The method of claim 17, wherein a set of industry ratings are defined and said rating criteria are institutionalized rating criteria corresponding to said industry ratings.
19. (Withdrawn) The method of claim 17, wherein Part D includes defining, by said client, at least some of said rating criteria.
20. (Withdrawn) The method of claim 17, wherein said comparison of said list price to said property valuation for a candidate property includes forming a ratio of said list price to said property valuation.
21. (Withdrawn) The method of claim 17, wherein Part D includes weighting at least one of said rating criteria.
22. (Withdrawn) The method of claim 21, wherein said weighting of said at least one rating criteria is determined by said rating manager as a function of one or more of a set of client inputs or a set of client responses to prompts provided via said rating system.
23. (Withdrawn) The method of claim 17, wherein said client inputting is accomplished via a wired or wireless network enabled client device and at least two of said client device, said set of data systems, said property valuation systems and said rating system are coupled via a network.
24. (Withdrawn) The method of claim 17, wherein said listings of real properties are listings of residential real estate properties, and said set of parameters further includes one or more of:
 - A. number of bedrooms,
 - B. number of bathrooms,

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- C. square footage;
- D. lot size;
- E. year built;
- F. amount of annual real estate taxes; and
- G. proximity to schools or public transportation.

25. (Withdrawn) The method of claim 17, wherein said listings of real properties are listings of residential real estate properties, and property type is chosen from a group of property types including:

- A. single family home;
- B. multi-family home;
- C. townhouse;
- D. condominium; and
- E. cooperative.

26. (Withdrawn) The method of claim 17, wherein the list price for each candidate property is editable by the client and wherein part D includes editing a list price of a selected candidate property and rating said selected candidate property.

27. (Withdrawn) The method of claim 17, further comprising:

- E. ranking said rated candidate properties as a function of a set of ranking criteria.

28. (Withdrawn) The method of claim 28, wherein Part E includes weighting at least one of said ranking criteria.

29. (Withdrawn) The method of claim 17, wherein said user interface is a Web site interface.

30. (Withdrawn) A real property rating and ranking system comprising:

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- A. a set of data systems comprising listings of real properties for sale, wherein each listing includes a set of parameters, said parameters including an address, a property type, and a list price;
 - B. a property valuation system configured to generate a property valuation for a subject property, as a function of said parameters;
 - C. a rating module, hosted on a computer device having access to said set of data systems and said property valuation system, said rating module including:
 - 1) a user interface configured to accept a client's input of a set of candidate property criteria;
 - 2) a valuation manager configured to query said set of data systems for a list of candidate properties having parameters substantially satisfying said candidate property criteria and to query said property valuation system for a property valuation for each candidate property; and
 - 3) a rating manager configured to rate each candidate property as a function of a set of rating criteria, wherein said rating criteria include a rating criterion related to a comparison of said list price to said property valuation for a candidate property; and
 - D. a ranking manager configured to rank each of said rated candidate properties as a function of a set of ranking criteria.
31. (Withdrawn) A rating and ranking system as in claim 30, wherein said rating manager is configured to weight one or more rating criterion from said rating.
32. (Withdrawn) A rating and ranking system as in claim 30, wherein a set of industry ratings are defined and said rating criteria are institutionalized rating criteria corresponding to said industry ratings.

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33. (Withdrawn) A rating and ranking system as in claim 30, wherein said ranking manager is configured to weight one or more ranking criterion from said ranking criteria.
34. (Withdrawn) A rating and ranking system as in claim 30, wherein said user interface is a Web site interface.
35. (Withdrawn) A method of rating and ranking real property, comprising:
- A. inputting by a client a set of candidate property criteria into a rating and ranking system;
 - B. comprising a list of candidate properties, including:
 - 1) querying a set of data systems comprising listings of real properties for sale, wherein each listing includes a set of parameters, said parameters including an address, a property type, and a list price; and
 - 2) returning a list of candidate properties having parameters substantially satisfying said candidate property criteria; and
 - C. obtaining a property valuation for each candidate property from said list of candidate properties by querying a property valuation system;
 - D. rating each candidate property as a function of a set of rating criteria, wherein said rating criteria include a rating criterion related to a comparison of said list price to said property valuation for a candidate property; and
 - E. ranking said rated candidate properties as a function of a set of ranking criteria.
36. (Withdrawn) A method of claim 35, further comprising weighting one or more rating criterion from said rating criteria.

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37. (Withdrawn) A method of claim 35, further comprising weighting one or more ranking criterion from said ranking criterion.
38. (Withdrawn) A ranking system comprising:
- A. a set of data systems comprising listings of real properties for sale, wherein each listing includes a set of parameters, said parameters including an address, a property type, and a list price;
 - B. a property valuation system configured to generate a property valuation for a subject property, as a function of said parameters;
 - C. a rating module, hosted on a computer device having access to said set of data systems and said property valuation system, said rating module including:
 - 1) a user interface configured to accept a client's input of a set of candidate property criteria;
 - 2) a valuation manager configured to query said set of data systems for a list of candidate properties having parameters substantially satisfying said candidate property criteria and to query said property valuation system for a property valuation for each candidate property; and
 - 3) a ranking manager configured to rank each of said candidate properties as a function of a set of ranking criteria, wherein said ranking criteria include a ranking criterion related to a comparison of said list price to said property valuation for a candidate property.
39. (Withdrawn) A ranking system as in claim 38, wherein said ranking manager is configured to weight one or more ranking criterion from said ranking criteria.
40. (Withdrawn) A ranking system as in claim 38, wherein said user interface is a Web site interface.

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41. (Withdrawn) A ranking system as in claim 38, wherein said listings of real properties are listings of residential real estate properties, and said set of parameters further includes one or more of:
- A. number of bedrooms,
 - B. number of bathrooms,
 - C. square footage;
 - D. lot size;
 - E. year built;
 - F. amount of annual real estate taxes; and
 - G. proximity to schools or public transportation.
42. (Withdrawn) A ranking system as in claim 38, wherein said listings of real properties are listings of residential real estate properties, and property type is chosen from a group of property types including:
- A. single family home;
 - B. multi-family home;
 - C. townhouse;
 - D. condominium; and
 - E. cooperative.
43. (Withdrawn) A ranking system as in claim 38, wherein the list price for each candidate property is editable by the client and wherein said ranking manager is configured to rank said candidate properties, wherein one or more selected candidate properties have an edited list price.
44. (Withdrawn) A ranking system as in claim 38, wherein said ranking manager is configured to determine the weight of said at least one ranking criterion as a function of one or more of a set of client inputs or a set of client responses to prompts provided via said ranking system.

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45. (Withdrawn) A ranking system as in claim 38, wherein said ranking system is accessible via a plurality of wired and wireless network types by a plurality of types of wired and wireless client devices.
46. (Withdrawn) A ranking system as in claim 45, wherein said plurality of types of client devices include one or more of:
- A. a personal computer;
 - B. a workstation;
 - C. a personal digital assistant;
 - D. a Web enabled television or appliance; and
 - E. a cellular or standard telephone.
47. (Withdrawn) A ranking system as in claim 45, where said plurality of network types include one or more of:
- A. a LAN, WAN, or VPN;
 - B. an intranet;
 - C. an extranet;
 - D. Internet and Web; and
 - E. a cellular or a standard telephone network.
48. (Currently Amended) A method of evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the method comprising the steps of:
- A. defining a set of search criteria;
 - B. accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and

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- C. means for performing for each property a retrospective market analysis that provides a retrospective market value of the property on the list date;
and
- D. rating one or more of the listing brokers or agents based on at least one of time on market or sale price or list price relative to the retrospective market value.

49. (Currently Amended) The method of claim 48 further comprising:

- D. ranking a plurality of the one or more listing agents or brokers as a function of the rating of each of the listing agents or brokers.

50. (Previously Presented) The method of claim 48 wherein the search criteria comprises specifications defining properties of interest.

51. (Previously Presented) The method of claim 48 wherein the search criteria comprises a list of candidate listing brokers or agents.

52. (Currently Amended) The method of claim 48 further comprising wherein the step C
comprises:

- 1) ~~determining a retrospective value of sold property that represents a market value at the time of listing; and~~
- 2) ~~calculating a percent or ratio of sale price to retrospective market value.~~

53. (Currently Amended) The method of claim 54 48 further comprising wherein the
step C comprises, for each sold property, determining the rating as a further function of a
an average time on market.

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54. (Currently Amended) A method of evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the method comprising the steps of:

- A. defining a set of search criteria;
- B. accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and
- C. performing for each property a retrospective market analysis that provides a retrospective market value of the property on the list date; and
- D. ranking a plurality one or more of the listing brokers or agents based on at least one of time on market or sale price or list price relative to the retrospective market value.

55. (Previously Presented) The method of claim 54 wherein the search criteria comprises specifications defining properties of interest.

56. (Previously Presented) The method of claim 54 wherein the search criteria comprises a list of candidate listing brokers or agents.

57. (Currently Amended) The method of claim 54 further comprising wherein the step C comprises:

- 1) ~~determining a retrospective value of each sold property that represents a market value at the time of listing; and~~
- 2) ~~calculating a percent or ratio of sale price to retrospective market value.~~

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58. (Currently Amended) The method of claim 54 further comprising wherein the step C comprises, for each sold property, determining the ranking as a further function of a an average time on market.

59. (Currently Amended) A system of evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the system comprising:

- A. means for defining a set of search criteria;
- B. means for accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and
- C. means for performing for each property a retrospective market analysis that provides a retrospective market value of the property on the list date; and
- D. means for rating one or more of the listing brokers or agents based on at least one of time on market or sale price or list price relative to the retrospective market value.

60. (Currently Amended) The system of claim 59 further comprising:

- D. means for ranking a plurality of the one or more listing agents or brokers as a function of a rating of each of the listing agents or brokers.

61. (Previously Presented) The system of claim 59 wherein the search criteria comprises specifications defining properties of interest.

62. (Previously Presented) The system of claim 59 wherein the search criteria comprises a list of candidate listing brokers or agents.

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63. (Currently Amended) The system of claim 59 wherein the means for rating further comprises:

- 1) ~~means for determining a retrospective value of each sold property that represents a market value at the time of listing for each sold property; and~~
- 2) means for calculating a percent or ratio of sale price to retrospective market value.

64. (Currently Amended) The system of claim 59 wherein the means for rating comprises means for determining the rating as a further function of a an average time on market for each sold property.

65. (Currently Amended) A system for evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the system comprising:

- A. means for defining a set of search criteria;
- B. means for accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and
- C. means for performing for each property a retrospective market analysis that provides a retrospective market value of the property on the list date;
and
- D. means for ranking one or more of the listing brokers or agents based on at least one of time-on-market sale price or price relative to the retrospective market value.

66. (Previously Presented) The system of claim 65 wherein the search criteria comprises specifications defining properties of interest.

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67. (Previously Presented) The system of claim 65 wherein the search criteria comprises a list of candidate listing brokers or agents.

68. (Currently Amended) The system of claim 65 wherein the means for ranking comprises:

- 1) ~~means for determining a retrospective value of each sold property that represents a market value at the time of listing for each sold property; and~~
- 2) means for calculating a percent or ratio of sale price to retrospective market value.

69. (Currently Amended) The system of claim 65 wherein the means for ranking comprises means for determining an average the ranking as a further function of a time on market for each sold property.

70. (Currently Amended) A computer program product configured for execution by one or more processors, the computer program product also configured for executing a method of evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the method comprising the steps of:

- A. defining a set of search criteria;
- B. accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and
- C. for each property performing a retrospective market analysis that provides a retrospective market value of the property on the list date; and
- D. rating one or more of the listing brokers or agents based on at least one of time on market or sale price or list price relative to the retrospective market value.

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71. (Currently Amended) A computer program product configured for execution by one or more processors, the computer program product also configured for executing a method of evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the method comprising the steps of:

- A. defining a set of search criteria;
- B. accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and
- C. for each property performing a retrospective market analysis that provides a retrospective market value of the property on the list date; and
- D. ranking one or more of the listing brokers or agents based on at least one of time on market or sale price or list price relative to the retrospective market value.

72. (New) The computer program product of claim 70 wherein the method further comprises determining the rating as a further function of a time on market.

73. (New) The computer program product of claim 70 wherein the method further comprises determining the ranking as a further function of a time on market.

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